

Abacus House, St Mellons Business Park,
Cardiff, South Glamorgan CF3 0EY
Freehold Office Opportunity

Lot 68

Vacant Possession



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Term
Ground	Reception/Office	1,048 sq m	(11,275 sq ft)	VACANT POSSESSION
First	Office	1,035 sq m	(11,140 sq ft)	
Total		2,082 sq m	(22,415 sq ft)	

Key Details

- **2,082 sq m (22,415 sq ft) modern office accommodation**
- **Two storey detached building with 64 car parking spaces**
- **Located within established St Mellons Business Park close to A48 and M4**

On Behalf of a Major Fund Manager

Location

Miles: 6 miles north-east of Cardiff
6.6 miles south west of Newport
Roads: A48, M4
Rail: Cardiff Queen Street
Air: Cardiff International Airport

Situation

Abacus House forms part of the established St Mellons Business Park which houses occupiers including Lloyds Bank, Dwr Cymru and Capita. The business park is situated to the north-east of Cardiff, just off the A48 providing direct access to Cardiff city centre and Newport city centre.

Description

The property comprises a two storey detached office building arranged around a central courtyard. Each floor provides predominantly open plan accommodation with male, female and disabled WC facilities and a reception area on ground floor. Each floor is capable of having its own dedicated access. The accommodation benefits from perimeter trunking, suspended ceilings, air conditioning, recessed lighting, a passenger lift and 64 car parking spaces.

Tenure

Long Leasehold. 250 years from 1st June 1989 (less 3 days) at a peppercorn rent.

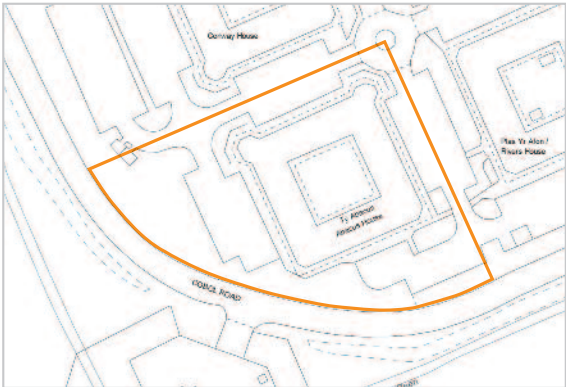
Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Telephone: +44 (0)20 7034 4863.

VAT

VAT is applicable to this lot.

Six Week Completion



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